

TOWN OF WAYNESVILLE Planning Board

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Chairman

Patrick McDowell (Chairman)

Planning Board Members

Marty Prevost

Robert Herrmann

Jason Rogers

H.P. Dykes, Jr.

Don McGowan

Ginger Hain

Susan Teas Smith

Robert M Blackburn

Development Services

Director

Elizabeth Teague

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD Special-Called Meeting

Town Hall – 9 S Main St., Waynesville, NC 28786
2/10/2020

THE WAYNESVILLE PLANNING BOARD held a special-called meeting on February 10, 2020, at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC.

A. CALL TO ORDER

Chairman Patrick McDowell called the meeting to order at 5:30 p.m.

The following members were present:

Patrick McDowell (Chairman)

Marty Prevost

Robert Herrmann

Ginger Hain

Susan Teas Smith

H.P. Dykes, Jr.

Don McGowan

Robert M Blackburn

The following members were absent:

Jason Rogers

The following staff members were present:

Elizabeth Teague, Development Services Director

Jesse Fowler, Planner

Chelle Baker, Administrative Assistant

1. Welcome/Calendar/Announcements

Chairman Patrick McDowell welcomed everyone and asked Ms. Elizabeth Teague, Director of Development Services, to go over any announcements and calendar changes. Ms. Teague informed the Board that the administrative assistant, Ms. Baker, would be leaving before the end of the month and Development Services was currently seeking a replacement clerk. Staff and Planning Board gave her best wishes.

Ms. Teague suggested seeing how far through the Comprehensive Draft Plan the Board gets and then at the end of the meeting working out a schedule based on what they have left to accomplish. She advised there is a potential for a public hearing site plan for the March 16th meeting, but no application has been turned in yet. Ms. Teague informed that she would be out of the office in April and part of May.

Chairman McDowell advised there was a new Planning Board Member and asked Mr. Blackburn to introduce himself. Mr. Blackburn stated he is known as either Robert or Michael Blackburn, as his Dad's name is Robert as well. He shared that his Dad was a Methodist Minister, serving in Waynesville, from 93-98. Mr. Blackburn stated he is a Tuscola and Appalachian State graduate. He worked on various non-profits and has been the First Methodist youth pastor since 2003. Chairman McDowell informed the Board that Mr. Blackburn was also on the Land Use Steering Committee and volunteers in many other roles for the First Methodist Church. Each Board member introduced themselves to Mr. Blackburn.

Chairman McDowell addressed the Board that he is an ETJ representative of the Board and advised them that he was relocating his residence from the ETJ to the Town. He stated that as of Thursday he will no longer live in the ETJ, and he spoke with the County regarding the situation. The County advised him that they would prefer to allow him to be the County ETJ representative on the Waynesville Planning Board until the end of his term on June 30th since there are only a couple of months left. Chairman McDowell informed he contacted Ms. Teague, who verified with the Town of Waynesville administration, and the Town stated it was in concurrence that the County could continue to let Mr. McDowell serve until the end of his term as well. Therefore, Chairman McDowell advised he will continue to the end of his term on June 30th to continue to represent the County.

2. Election of Vice Chair

Chairman McDowell opened nominations for Vice Chair.

A motion was made by Chairman Patrick McDowell, seconded by Board Member Ginger Hain, to nominate Board Member Susan Teas Smith as Vice-Chair of the Planning Board. There being no other nominations, Chairman McDowell closed nominations. The motion passed unanimously (8-0).

Chairman McDowell advised by acclamation that Board Member Susan Smith was elected Vice Chair.

3. Adoption of Minutes

A motion was made by Board Member Susan Smith, seconded by Board Member Bob Herrmann, to approve the minutes of the December 16, 2019 board meeting with the following corrections: Page One, under Planning Board Members: remove Pratik Shah and add Don McGowan and members present remove Pratik Shah and add Don McGowan. The motion passed unanimously (8-0).

B. BUSINESS

1. Continuation of Board Discussion on the Comprehensive Land Use Plan Update Draft, "Chapter 5: Recommendations" and Chapter 6: Action Plan."

Mr. Jesse Fowler, Planner, handed out and reviewed with the Planning Board two packets:

- Future Land Use Map Railroad Overlays
- Future Land Use Map Small Area Changes

Discussion took place of these updated maps. Mr. Fowler asked for suggestions on the RR Overlay. The Board replied with what they would like to see such as light industrial/ mixed use, some residential could be acceptable. It was determined that Mr. Fowler would bring two samples of the Howell Mill Community Mixed Use Map back at the next meeting with the overlay following the parcels in two different ways. The Planning Board also recommended to include the 52 Killian parcel in the Frog Level Industrial overlay map.

Ms. Elizabeth Teague, Director of Development Services, began the continuation of the discussion with the Board on the review of the Comprehensive Land Use Plan Update Draft beginning with pg. 108, Chapter 5: Recommendations and also review Chapter 6: 2035 Action Plan.

Staff made notes from the Boards comments and suggestions so that the staff could make revisions based on the recommendations and discussion. Once the suggestions are reviewed, a revised draft will be presented to the Planning Board for additional comments or changes.

- Civic Space/Open Space- There was much discussion from the Board about civic space and open space. They discussed clarifying the current definition of civic space and what does "public" mean. Incentivizing the civic space requirement to be less programmed. They asked questions to review such as, is it ok to have natural land as part of your 5-10% of dedicated open space-undeveloped woodlands. They spoke about keeping land open-passive recreation space. They discussed when open land gets developed how to protect some of the open space, making sure the preservation of natural undeveloped space was important. They talked about ideas of conservation for sub-division design and determining acceptable open/civic space in order to promote percentage of undisturbed property as part of a major subdivision plans could possibly count towards the civic space requirements by way of incentivizing. Discussion about separating the difference of designating recreational space for anybody in the community versus open space in order to protect the appearance of the Town and the Community. Planning Board members discussed ideas of incentivizing credit such as land given towards completion of the Greenway counting as double credit to move towards achieving a complete Greenway project.

- Public Art or Historical Markers- Mr. Fowler spoke on behalf of the Public Art Commission having an idea of an incentive of public art in lieu of a civic space percentage requirement. The Planning Board discussed and agreed that allowing Public Art and Historical Markers as an option to the civic space requirement as part of the new development within the RR overlays, Industrial Districts and Gateway areas.
- Pg. 112 Discussion of Gateways. The Board discussed along Gateway corridors instead of traditional rectangular lots, clustering the buildings together and having open space surrounding a possible major subdivision allowing the view along those corridors, which would retain the appearance but allow the development. Therefore, allowing higher density in areas by clustering.
- Chapter 6 Pgs. 123 and 124 fix the side Goals 1 and 2- they read the same. Goal 2 should be "Protect and Enhance Waynesville's Natural Resources"
- Pg. 123 Action #3- Update Code- change "code" to LDS (Land Development Standards) so it is not mistaken for terminology "Building Code"
- Pg. 124 Action #5 add in Low income housing partnership bullets- Smoky Mountain Housing Partnership and Housing Authority
- Pg. 124 Action #6 adding Town Home Definition Bullet where it talks about conceptual design
- Recognize the Master Plan – Neighborhood Parks by name
- Pg. 128 Lead Agency # 22 – Should include Mountain Projects

2. Discussion on process and timing of comprehensive plan draft recommendation.

Ms. Teague advised that all the Planning Board's comments and suggestions would be forwarded to the consultant, and a revised draft will be presented back to the Planning Board for additional review. Once the Planning Board is comfortable with the draft, she suggests that it be presented to the Board of Aldermen and the public for public comment, allowing a 30 day review before making a formal recommendation and asking the Board of Aldermen to schedule a public hearing and to consider adoption.

The Board agreed to have meetings on the upcoming dates:


- Monday, March 16, 2020 Regular Scheduled Meeting
- Monday, March 30, 2020 Special-Called Meeting to review and discuss the Revised New Draft of the 2035 Comprehensive Plan.

C. PUBLIC COMMENT /CALL ON THE AUDIENCE

No one spoke

D. ADJOURN

With no further business, a motion was made by Board Member Marty Prevost, seconded by Board Member Bob Herrmann to adjourn the meeting at 7:30 p.m. The motion passed unanimously (8-0).


Esther Coulter, Administrative Assistant


Patrick McDowell, Chairman

